



**NORTH
LOOP
NEIGHBORHOOD**

AGENDA

NORTH LOOP NEIGHBORHOOD PLANNING & ZONING MEETING

COMMUNITY ROOM, THE PAXON 360 1ST ST N

WEDNESDAY, MARCH 18, 2015 6:00 P.M. – 8:30 P.M.

TOPIC	FACILITATOR	ACTION NEEDED
<ul style="list-style-type: none"> WELCOME AND INTRODUCTIONS 	DJ HEINLE	
<ul style="list-style-type: none"> MINUTES <ul style="list-style-type: none"> Meeting minutes accepted with no alternations. 	JO VOS/DAVE DECKER	ACCEPT
<ul style="list-style-type: none"> BEACON INTERFAITH HOUSING COLLABORATIVE <ul style="list-style-type: none"> Beacon Interfaith Housing is a non-profit developer focusing on ending homeless and includes both the Plymouth and Westminster congregations as participants. They have done 3 previous projects together. Better Futures is the support services provider for the project and would provide 24 hours of staffing. Interfaith proposed to house 72 adults in efficiency apartments at 813 N. 5th Street in either a 5 or 6 story configuration, called Great River Landing. The project would include 1 level of underground parking and 2,500 SF of retail where the residents would be staff members. The housing project would be dedicated to men and would provide supportive services and employment through the Better Futures MN organization. 90% of the men who qualify for the housing program are fathers who are dealing with homeless and may suffer addition and mental illness. The housing community is estimated to open in summer 2017. The group will return in January with a full building presentation, as they are in the funding stage now. A letter of support was requested by Beacon Interfaith. Letter of support passed 	ANNE MAVITY - BEACON	FOR APPROVAL
<ul style="list-style-type: none"> CONSTRUCTION PROJECTS 1ST AND 2ND ST S <ul style="list-style-type: none"> Update on the 2015 natural gas transmission pipeline replacement project. The project will replace approximately 1.4 miles of 20-inch steel transmission pipe Work will occur on 1st and 2nd St. South, and 1st and 2nd Street North, and both 2nd Avenue South and North. Weather permitting work will start in late March and continue until Sept. 2015. A comment was made for additional lighted signage on the Hennepin Avenue Bridge. Presenters didn't this would be a problem. 	AL SWINTEK, ASHLEY OSTERAAS – CENTERPOINT ENERGY	PRESENTATION
<ul style="list-style-type: none"> 729 WASHINGTON AVE <ul style="list-style-type: none"> The proposed development as presented would be a 10-story mixed use project with 150-160 apartment units, 1 level of underground parking, an 8,600 restaurant on the north side of the parcel, and a 1,400 SF retail space. The south side of the parcel would be a separate 330 stall parking garage building which would be 6 stories tall. Primarily 2 and 3 bedroom units are proposed. A proposed park and green alley to connect the two parcels would be approximately 0.25 acres in size. Neighbor comments: <ul style="list-style-type: none"> Parking garage would be a mistake on the parcel If another developer constructed the building the parking garage would not be required to satisfy the financing agreement to provide parking for ElseWarehouse which the new project would eliminate. P&Z would like to challenge the architects to hide the parking garage Concerns about the south part of the park not being utilized and active The shared roadway to the parking garage and park is of concern as this concept might be confusing to motorist. Greco asked for a letter of support and for participants to interact on the park concept. No motion of support was 	JOSH BRANDSTED – GRECO	FOR APPROVAL

voted upon.

- P&Z will ask the developers to come back and present. More discussion and updates of the project are needed before a vote will take place which should include rethinking parking and image, and look at alternate parking options. Karen Rosar, Neil Reardon, and Wendy Holmes will participate in the park committee.

▪ 620 OLSON MEMORIAL / 7TH AVE

ADAM SERAPHINE
DEAN DOVOLIS – DJR

FOR APPROVAL

- The proposed development is to remodel the former Velocity Express building into a charter school, some retail, and offices. Project is approximately 60,000 SF in C-3 zoning and will provide walk-up business tenant spaces.
- Kip Academy is the School provider.
- Asking for a letter of support for population remediation grants
- P&Z voted to approve a letter of support for the project.
- Letter of support passed

▪ SELF STORAGE 7TH ST

PETER BECK

FOR APPROVAL

- Peter Beck gave an update of the project after their conversations with city planners.
- The new plan has included a prominent architectural feature on north 7th street, no signage variances, increased windows, and a parking reduction.
- P&Z voted to approve a letter of support for the project.
- Letter of support passed

▪ NEIGHBORHOOD COMMENTS

DJ HEINLE

• COMMITTEE BUSINESS:

ALL MEMBERS

▪ DISCUSSION

• SUB-COMMITTEE UPDATES

- EDUCATION INITIATIVE
- PARK CAC
- WEST BROADWAY TRANSIT STUDY CAC

• ART FOR ELECTRICAL BOXES

• NEXT MEETING APRIL 22ND
6PM @ HERITAGE LANDING

ATTENDANCE

2015 P&Z COMMITTEE:

DJ HEINLE, CO-CHAIR
DAVE DECKER, CO-CHAIR
ALICE EICHHOLZ
WENDY HOLMES
DARWIN LOOKINGBILL
SYDNEY ANDERSON

KAREN ROSAR
~~JO VOS~~
~~KELLY NELSON~~
~~BRENT WEBB~~
NEIL REARDON